



PORTSMOUTH

UNIT 37

CASCADES SHOPPING CENTRE

LOCATION

The Cascades is the predominant shopping centre in Portsmouth City Centre, anchored by **Primark**, **H&M** and **Next**. On average the centre receives 192,000 visitors per week and is serviced by in excess of 1,000 adjacent car parking spaces.

The shop is located on Spring Lane opposite **Boswells Cafe** and next to **Primark**. Other nearby occupiers include **Next**, **TK Maxx**, **Starbucks**, **Quiz** and **Pandora**.

ACCOMMODATION

The premises are arranged over Ground Floor and Mezzanine, comprising the following approximate floor areas:

Ground Floor	907 sq ft	84.26 sq m
Mezzanine	462 sq ft	42.92 sq m

TERMS

Available by way of a new lease for a term to be agreed.

RENTAL

£39,750 per annum exclusive

SERVICE CHARGE

The annual service charge is approximately £6,568 for the current year.

BUSINESS RATES ESTIMATE

Rateable Value 2019	£32,750.00
Rates Payable 2019/2020	£16,080.25

This property may be eligible for Retail Relief. Interested parties are advised to contact the local Valuation Office.

EPC

The property has a rating of D-82. The certificate is available upon request.

FURTHER INFORMATION

Andrew Shepherd

020 7287 2155

andrew@as-retail.co.uk

Will Stone

020 7287 2155

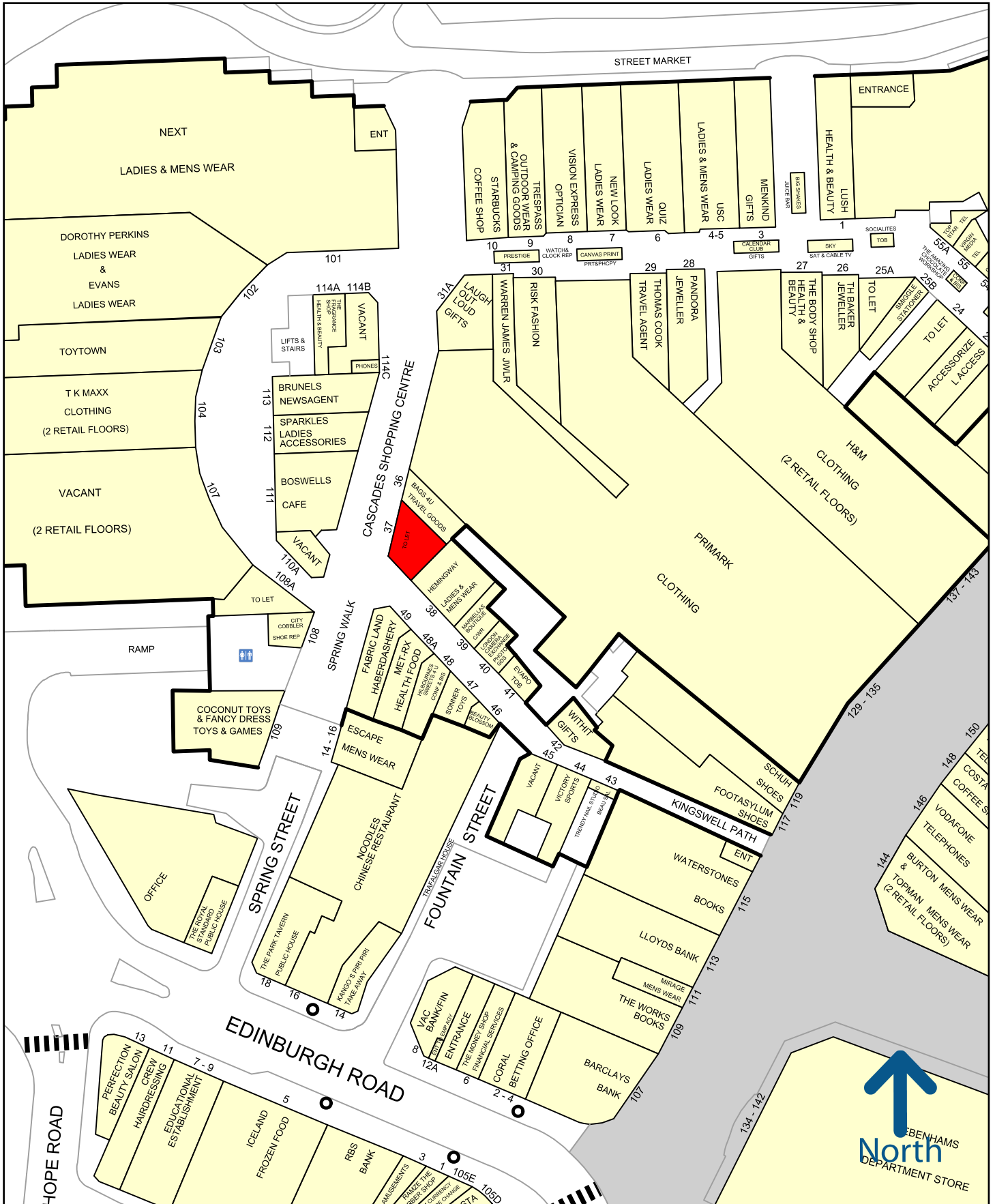
will@as-retail.co.uk

OR JOINT AGENTS

GCW

Phil Fishwick/Duncan Kite

020 7647 4819/020 7467 4804



50 metres

Experian Goad Plan Created: 04/06/2019
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